

McGrady also said the following:

- The on-site contractor could build a garage with three bays with doors, for a total of \$129,000.
- The rate to clean a sewer pipe is \$2.75 per foot, so it would not take long to generate revenue, and the payback would be within three years.
- If Forest Lakes Metropolitan District (FLMD) has a lift station failure, it could be used. TMD was contracted to take over operational services for FLMD on Jan. 1, 2022. See www.ocn.me/v22n1.htm#tmd.
- The district already employs two personnel who would operate the sewer truck, so no additional staff are needed.

McGrady requested the board review and consider authorizing the purchase of sewer cleaning equipment consisting of a 900-ECO 12-yard truck-mounted combination sewer cleaner mounted on a Western Star Tandem Axle Chassis for a cost not to exceed \$560,000. The purchase would be made in two cash payments, a \$180,000 down payment and the balance of \$380,000 to be paid in 2023, at the time of delivery.

The board unanimously approved the purchase by the district manager, as presented.

Property re-purchase in Buena Vista

McGrady requested the board review and consider approving resolution 2022-09, authorizing McGrady to sign closing documents related to the re-purchase of 80 acres of property located in Buena Vista, by Quarter Circle 2 Ranches LLC from TMD.

The board unanimously authorized McGrady to complete the purchase and sign the closing title documents. See www.ocn.me/v22n6.htm#triview.com and www.triviewmetro.com.

Public Works and Parks and Open Space update

Matt Rayno Parks, and Open Space Superintendent said the landscaping crews are busy because the part-time crew has returned to college. The rains have helped immensely and the district is on track to be under the 2022 water budget, "good old' mother nature is helping us out." The sprinkler system has a double fail-safe smart control and automatically shuts down if the district receives a quarter inch of rainfall.

Otis said he had seen the sprinklers on in the morning just over a month ago during a downpour. Rayno said it could be that the district was testing the system at 5:30 a.m.

Director Anthony Sexton said that the sensor needs to reach a quarter inch before shut-off occurs and if the amount is just under, the sprinkler system will still run.

Rayno confirmed the following:

- The landscaping on Gleneagle Drive north is completed, including the replacement of some trees that did not make it after the original install.
- The Jackson Creek Parkway tree and perennial shrub replacement is complete.
- Pine beetle spray is completed on 100 trees in Sanctuary Pointe and 200 trees in the lower district.
- The common areas are doing well.
- The district will focus on tree and shrub pruning

in September and getting ready for fall and winterization.

- Signs will be posted in the neighborhood for the street seal coating that is scheduled to begin in Promontory Pointe. The work will be completed under warranty. For more information, visit www.triviewmetro.com.
- The crack sealing and concrete work is completed for 2022.

Fiorito said that maybe the dirt was not compacted enough where the utility lines lay, and it is coming apart at the seams in Promontory Pointe. It is not looking pretty, but he had not had the chance to check in Jackson Creek. It appears that the asphalt is pulling away from the trenches at the utility boxes, and chain marks exist from a USPS mail truck.

Director Sexton confirmed the "San Andreas" fault lines have developed again.

McGrady said that the original contractor did not do a good job, and after the NDS pipeline is complete, a full mill and overlay project will be scheduled for Promontory Pointe and Remington Hill beginning in 2024 with completion in 2025. It is not a good idea to go back and fix just one or two streets, said McGrady.

Fiorito also requested that a 10-year plan be developed to upgrade the parks.

McGrady confirmed the upgrades will begin with the oldest parks in Jackson Creek.

Note: For updates on the Northern Delivery System and the district's participation in the Northern Monument Creek Interceptor project, visit <http://www.triview.com>.

Sanctuary Pointe Park update

McGrady said he had a meeting with Classic and the developers of Sanctuary Pointe to discuss the installation of synthetic turf, a pavilion stage, and paths. The turf alone is \$1 million and the district is working with Classic on the cost share for the project.

FLMD update

Water Superintendent Shawn Sexton said the state inspection of the FLMD pump house began at 9 a.m. and finished at 2:30 p.m. There were no violations, but suggestions were offered. The state pays particular attention to the cleanliness of the facilities, and the crews had to work "hard and heavy" to ready the facility for inspection, to include installing shelving, and FLMD will be billed accordingly. The startup cost investment has been made, and the next inspection will be much smoother with less prep.

TMD will be inspected in December, but the district has been heavy on the record-keeping side and the inspection is expected to be much smoother.

McGrady said the district has received nothing but praise from FLMD Manager Ann Nichols, and the residents are also thrilled with the level of service. Matt Rayno has got it down.

Rayno said the crews initially went in "guns blazing" to make a difference, doing the checklist items that had usually only occurred twice a year. FLMD is now saving water with TMD, compared to the previous contractor.

Board member comments

Fiorito thanked the district on behalf of Promontory

Pointe Homeowners' Association Social Committee Chairperson Ann-Marie Jojola for all the support from TMD for the National Night Out event on Aug. 6.

Executive session

The board moved into an executive session at 8:09 p.m. in accordance with Colorado Revised Statute 24-6-402(4) (a), (b), (e), to discuss acquisitions, receive legal advice on negotiations in regard to the Northern Delivery System, water litigation matters for 2022-24, and property transactions and instructions to negotiators, if needed. McGrady confirmed after the meeting that no action was taken when the regular meeting resumed.

The board adjourned at 9:37 p.m.

Meetings are usually held on the third Thursday of the month at the Triview Metropolitan District office located at 16055 Old Forest Point, Suite 302. The next regular board meeting is scheduled for Sept. 15 at 5:30 p.m. For Zoom meeting instructions, agendas, minutes and updates, visit: <https://triviewmetro.com> or call 719-488-6868.

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Above and right: Decorative landscaping completed by the talented Triview Metropolitan District (TMD) staff at the intersection of Baptist Road



and Leather Chaps. The development of Jackson Creek began in the late 1990s, but until July 2022 it had no decorative landscaping feature to anchor the entrance to the community, only a dirt pile with a sign. Over the past several years, TMD has enhanced and maintained the landscaping throughout the development, reflecting a cohesive aesthetic between each neighborhood. *Top photo by Natalie Barszcz. Crew photo provided by GroundFloor Media.*

El Paso County Planning Commission, Aug. 18

Black Forest rezone recommended for approval despite neighbors' concerns

By Helen Walklett

At the Aug. 18 El Paso County Planning Commission meeting, the commissioners voted to recommend for approval a request to rezone an almost 40-acre property from RR-5 (residential rural) to RR-2.5 (residential rural). The commissioners also recommended for approval a minor subdivision request for a Black Forest property.

Terra Ridge North rezone

The commissioners voted to recommend for approval a request by Terra Ridge North owner and developer Philip Shay Miles to rezone his almost 40-acre property located south of the intersection of Black Forest Road and Hodgen Road from RR-5 to RR-2.5. Miles told the commissioners that he planned to have 11 single-family lots on the rezoned property. No preliminary plan has been filed at this time.

Kylie Bagley, planner II, Planning and Community Development, said the property was surrounded mostly by RR-5 zoning with one area zoned PUD (planned unit development). She said 16 adjacent property owners had been notified and she had received one response in favor and two in opposition, one of which was from the HOA (Homeowners' Association) south of the property.

During the public comment part of the hearing, six neighbors spoke in opposition, raising concerns about access, increased traffic, water availability, and a sense that a 2.5-acre zoning would not fit with the established character of the surrounding 5-acre community. One neighbor spoke in support.

Miles said the rezoning would only increase the lot

numbers by four from the seven possible under the RR-5 zoning due to the topography of the property. Water would be provided by wells. Access to the development would be via an extension northward of Fox Creek Lane.

Commissioner Thomas Bailey said he didn't feel the rezone would make the property drastically different from the nature of the surrounding area and that the applicant had to choose between 5 and 2.5 acres because there was no zoning in between the two. Commissioner Christopher Whitney disagreed, saying, "We have a lot of people here who think it is a big problem."

Commissioner Brandy Merriam asked why the applicant was not just going ahead with 5-acre lots. Miles responded that he wanted to give additional people the opportunity to live in the area, that the application was in conformance with the county master plan, and that more homes were needed.

The commissioners voted 7-2 to recommend the application for approval. Whitney and Miriam were the no votes. Whitney explained that he had concerns about the property's compatibility with the surrounding area should it be rezoned.

The application is now due to be heard at the El Paso Board of County Commissioners (BOCC) land use meeting on Sept. 6.

McDermott minor subdivision

Also at the Aug. 18 meeting, the commissioners voted unanimously to recommend for approval an application by Scott McDermott to create three single-family residential lots on an almost 30-acre property to the

northwest of the intersection of Shoup Road and Herring Road. The property, which is zoned RR-5, is owned by the applicant's brother.

McDermott's intention is to move to the property to help care for his elderly parents. He told the commissioners that the entire property was lost in the Black Forest fire and that work to remove the burned timber and replant trees is ongoing. Since the fire, a house and a separate accessory living quarters have been built and these would remain on the proposed lot 1. The other two proposed lots would each be 5 acres. McDermott would purchase lot 3 and build a home on it. At present, there are no plans to build on lot 2. Any new structures would require site plan review and approval. Access to the two new lots would be via a new driveway off Herring Road.

Cheryl Pixley, Black Forest Trails Association, told the commissioners that the association was normally a review agency for applications that occur in Black Forest but that it had not been notified in this instance. She said there is a trail on the property which is a critical connection between the eastern and western part of Black Forest, and she was seeking reassurance that it would remain. The commissioners did not support her request that a formal condition be imposed to ensure this. They felt it was a matter between the association and the property owner. McDermott said the family supported the trail.

The application is now due to be heard at the Sept. 9 BOCC land use meeting.

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